

1) legal
sait co

2) valuation
Vastukala

FILE NO.

32

MR. ROHAN PARSHURAM MASURKAR

SCHEDULE OF THE FLAT

Flat No. 802, admeasuring about 48.774 sq. Mt. Carpet area on the 8th Floor, in the building known as 'NARAYAN ENCLAVE' constructed on Plot No. 11, Sector 5, situated at Ulwe, Navi Mumbai, Tal. Panvel Dist. Raigad 410206..

Contact _____

Mob.: 9870124930



Sagar S. Pawar

Advocate High Court
B.L.S., LL.B.,

All types of Properties Registration, Stamp Duty Work & Adjudication Work,
12.5%, 22.5% CIDCO Property Transfer, Society Registration & Conveyance.

Office : 504, 5th Floor, J. K. Chamber, Plot No. 76,
Sector - 17, Vashi, Navi Mumbai 400 703.
E-mail : sagarpawar11@gmail.com

Mobile No. 9870124930



AGREEMENT FOR SALE

BETWEEN

1) MR. BIPIN H. SALASKAR
2) MRS. PURNIMA BIPIN SALASKAR
AND
MR. ROHAN PARSHURAM MASURKAR

SCHEDULE OF THE FLAT

Flat No. 802, admeasuring about 48.774 sq. Mt. Carpet area on the 8th Floor, in the building known as 'NARAYAN ENCLAVE' constructed on Plot No. 11, Sector 5, situated at Ulwe, Navi Mumbai, Tal. Panvel Dist. Raigad 410206..



ADVOCATE

SAGAR S. PAWAR

B.L.S., LL.B.,

ADVOCATE HIGH COURT

Office : 504, 5th Floor, J.K. Chambers, Plot No. 76, Sector-17,
Vashi Navi Mumbai-400 703, Mobile No. 9870124930

528/6346

पावती

Original/Duplicate

Thursday, April 04, 2024

नोंदणी क्र. :39म

6:29 PM

Regn.:39M

पावती क्र.: 6873 दिनांक: 04/04/2024

गावाचे नाव: उलवे

दस्तऐवजाचा अनुक्रमांक: पवल4-6346-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: रोहन परशुराम मसुरकर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 640.00

पृष्ठांची संख्या: 32

एकूण:

रु. 30640.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
6:49 PM ह्या वेळेस मिळेल.


Joint Sub Registrar Panvel 4

बाजार मुल्य: रु.5069988 /-

मोबदला रु.7000000/-

भरलेले मुद्रांक शुल्क : रु. 420000/-

सह दुय्यम निबंधक वर्ग २
पनवेल क्र. ४

1) देयकाचा प्रकार: DHC रक्कम: रु.640/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0424047816146 दिनांक: 04/04/2024

वँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000210471202425E दिनांक: 04/04/2024

वँकेचे नाव व पत्ता:

पूळ दस्तावेज परत मिळाला
Rohan Masurkar
पक्षकाराची सही

लिपीक
सह दुय्यम निबंधक पनवेल ४

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4

दस्त क्रमांक : 6346/2024

नोंदणी :

Regn:63m

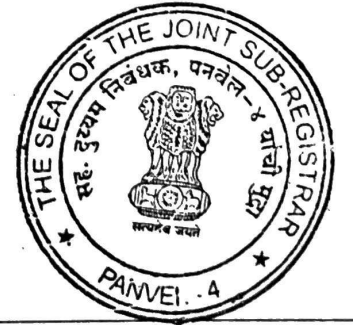
12/04/2024

गावाचे नाव : उलवे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	7000000
(3) वाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते तसुद करावे)	5069988
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन :- इतर माहिती: वि ताग क्र. 27.1,दर मूल्य रु. 82,500/- प्रती चौरस मीटर,सदनिका क्र. 802,आठवा मजला,नारायण एनक्लीव,प्लॉट नं. 11,सेक्टर - 5,उलवे,नवी मुंबई,ता. पनवेल जि. रायगड,क्षेत्रफळ 48.774 चौरस मीटर कारपेट क्षेत्र((Plot Number : 11 ; SECTOR NUMBER : 5 ;))
(5) क्षेत्रफळ	1) 48.774 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-विपीन एच. साळसकर वय:-57; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: वी - 28, राजहंस, विशाकर्मा नगर, नाहूर रोड मुलुंड वेस्ट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:- AMHPS6322E 2): नाव:-पूर्णिमा विपीन साळसकर वय:-56; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: वी - 28, राजहंस, विशाकर्मा नगर, नाहूर रोड मुलुंड वेस्ट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:- AELPM3200M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रोहन परशुराम मसुरकर वय:-34; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: एच-505, श्री. सूर्योदय सीएचएसली, शिवा बलभ क्रॉस रोड, रावलपाडा, दहिसर इस्ट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400068 पॅन नं:-BEJPM0032C
(9) दस्तऐवज करून दिल्याचा दिनांक	04/04/2024
(10) दस्त नोंदणी केल्याचा दिनांक	04/04/2024
(11) अनुक्रमांक,खंड व पृष्ठ	6346/2024
(12) वाजारभावप्रमाणे मुद्रांक शुल्क	420000
(13) वाजारभावप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

दस्तासोबतची सूची क्रमांक II

सह दुय्यम निबंधक वर्ग २,
पनवेल-४



शुल्यांकनामाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सूची क्र. 2

दुय्यम निबधक वर्ग दुर्ग नं. २

दस्ता क्रमांक 6346/2024

नोदणी

Regn 63m

गावाचे नाव : उलवे

1	दिनांक प्रकाश	करारनामा
2	नोदणी	7000000
3	बाजारभावाप्रमाणे मुद्राक शुल्क	5069988
4	बाजारभावाप्रमाणे नोदणी शुल्क	
5	दस्तासोवतची सूची क्रमांक II	
6	क्षेत्रफळ	1) पायबिंबेचे नाव रायगड इतर वर्णन , इतर माहिती वि ताग क्र. 27 1, दर मूल्य रु 82,500/- घर्नी चौगम मीटर, सदनिका क्र. 802, आठवा मजला, नारायण एनक्लीव, प्लॉट न. 11, सेक्टर - 5, उलवे, तकी मुंबई, ता. पनवेल जि रायगड, क्षेत्रफळ 48 774 चौगम मीटर कार्पेट क्षेत्र ((Plot Number 11 , SECTOR NUMBER 5.))
7	अकारणी किंवा नुडी देण्यात अनेक लेव्हा.	
8	दस्तासोवत करून देणा-या/निवृत्त ठेवणा-या बाबतचे नाव किंवा दिवाणी न्यायालयाचा निकाल किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव -विपीन एच. साळसकर वय:-57, पत्ता -प्लॉट नं. -, माळा नं. -, इमारतीचे नाव -, ब्लॉक नं. -, रोड नं. बी - 28, राजहस, विशाकर्मा नगर, नाहूर रोड मुलुड वेस्ट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड -400080 पंन नं. - AMHPS6322E 2) नाव -पूर्णिमा विपीन साळसकर वय -56, पत्ता -प्लॉट नं. -, माळा नं. -, इमारतीचे नाव -, ब्लॉक नं. -, रोड नं. बी - 28, राजहस, विशाकर्मा नगर, नाहूर रोड मुलुड वेस्ट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड -400080 पंन नं. - AELPM3200M
9	दस्तासोवत करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1) नाव -रोहन परशुराम मसुरकर वय -34, पत्ता -प्लॉट नं. -, माळा नं. -, इमारतीचे नाव -, ब्लॉक नं. -, रोड नं. एच-505, श्री. सूर्योदय सीगचएमली, शिवा बलभ ब्रॉस रोड, रावलपाडा, दहिमर इस्ट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड -400068 पंन नं. -BEJPM0032C
10	दस्तासोवत करून दिव्याचा दिनांक	04/04/2024
11	दस्तासोवत करून दिव्याचा दिनांक	04/04/2024
12	अनुक्रमांक, खट व पृष्ठ	6346/2024
13	बाजारभावाप्रमाणे मुद्राक शुल्क	420000
14	बाजारभावाप्रमाणे नोदणी शुल्क	30000
15	शेरा	

दस्तासोवतची सूची क्रमांक II

सह दुय्यम निबधक वर्ग २,
पनवेल-४



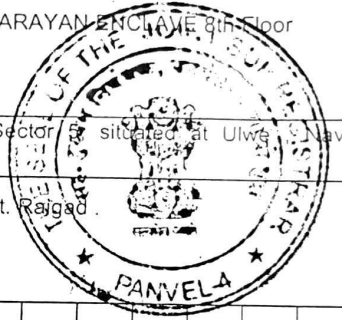
दस्तासोवत करून घेतलेला तपशील:-

दस्तासोवत करून घेतलेला तपशील:- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it

CHALLAN
MTR Form Number-6



SRN	MH000210471202425E	BARCODE			Date	04/04/2024-15:02:13	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)	पवल - ४			
Office Name	PNL2_PANVEL 2 JOINT SUB REGISTRAR			PAN No.(If Applicable)	BEJPM00320			
Location	RAIGAD			Full Name	ROHAN PARSURAM MASURKAR			
Year	2024-2025 One Time			Flat/Block No.	Flat No. 802 NARAYAN ENCLAVE 8th Floor			
Account Head Details		Amount In Rs.	Premises/Building					
30C46401	Stamp Duty	420000.00	Road/Street					
30C63301	Registration Fee	30000.00	Area/Locality					
			Town/City/District					
			PIN					
			Remarks (If Any)					
			PAN2=AMHPS6322E~SecondPartyName=BIPIN H. SALASKAR-					
			Amount In	Four Lakh Fifty Thousand Rupees Only				
		4,50,000.00	Words					
Payment Details			FOR USE IN RECEIVING BANK					
IDBI BANK			Bank CIN	Ref. No.	69103332024040416188	2862503134		
Cheque-DD Details			Bank Date	RBI Date	04/04/2024-15:04:07	Not Verified with RBI		
			Bank-Branch	IDBI BANK				
			Scroll No. , Date	Not Verified with Scroll				



Document ID: [Blank]
 E- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9000000000
 चालान केवल दुर्योग निबन्धक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू

Pavel

Rajesh

Rohan Masurkar



CHALLAN
MTR Form Number-6

चवल - ४
२०२४
२३४६

SRN	MH000210471202425E	BARCODE	[Barcode]		Date	04/04/2024-15 02 13	Form ID	252		
Department	Inspector General Of Registration		Payer Details							
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)								
	Registration Fee	PAN No.(If Applicable)	BEJPM0072C							
Office Name	PNL2_PANVEL 2 JOINT SUB REGISTRAR		Full Name	ROHAN PARSHURAM MASURKAR						
Location	RAIGAD		Flat/Block No.	Flat No. 802 NARAYAN ENCLAVE 8th Floor						
Year	2024-2025 One Time		Flat/Block No.	Flat No. 802 NARAYAN ENCLAVE 8th Floor						
Account Head Details		Amount In Rs.	Premises/Building							
030046401	Stamp Duty	420000.00	Road/Street	Plot No. 11, Sector 5, situated at Ulwe , Navi Mumbai,						
030063301	Registration Fee	30000.00	Area/Locality	Tal. Panvel Dist. Raigad .						
			Town/City/District							
			PIN		4	1	0	2	0	6
Remarks (If Any)			PAN2=AMHP66322E~SecondPartyName=BIPIN H. SALASKAR~							
Amount In		Four Lakh Fifty Thousand Rupees Only								
Words		4,50,000.00								
Payment Details			FOR USE IN RECEIVING BANK							
Cheque-DD Details			Bank CIN	Ref. No.	69103332024040416188		2862503134			
Cheque/DD No.			Bank Date	RBI Date	04/04/2024-15:04:07		Not Verified with RBI			
Name of Bank			Bank-Branch		IDBI BANK					
Name of Branch			Scroll No. , Date		Not Verified with Scroll					

Department ID : Mobile No. : 9000000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे . नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही .

Challan Defaced Details

No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-528-6346	0000133029202425	04/04/2024-18:29:34	IGR547	30000.00
2	(IS)-528-6346	0000133029202425	04/04/2024-18:29:34	IGR547	420000.00
Total Defacement Amount					4,50,000.00

2382 2028
y / 32

AGREEMENT OF SALE

THIS AGREEMENT made at Navi Mumbai, this 04th day of April 2024, BETWEEN 1) MR. BIPIN H. SALASKAR aged 57 years having his PAN NO. AMHPS6322E, AADHAR NO 2286 7179 1323, 2) MRS. PURNIMA BIPIN SALASKAR aged 56 years having her PAN NO. AELPM3200M, AADHAR NO 4942 3278 4169 Indian Inhabitants, having address at B-28, RAJHANS, VISHWAKARMA NAGAR, NAHUR ROAD MULUNDWEST MUMBAI 400080 hereinafter referred to as "THE TRANSFERORS/SELLERS" (which expression shall where the context so admits, be deemed to include her/his/their legal heirs, executors, administrators, successors and assigns) of the ONE PART



AND

MR. ROHAN PARSHURAM MASURKAR Age 34 years PANNO. BEJPM0032C, AADHAR NO 7778 2829 3885 Indian Inhabitants, having address at H-505, SHREE SURYODAY CHSL, SHIVA VALLABH CROSS ROAD, RAWALPADA, DAHISAR EAST MUMBAI -400068 Hereinafter referred to as "THE TRANSFEREE /PURCHASER" (which expression shall where the context so admits, be deemed to include his/her/their heirs, executors, administrators and representatives) of the OTHER PART .

प व ल - ४	
F. 38 E	२०२४
E	32



Which is the city and industrial development corporation of Maharashtra (hereinafter referred to as 'M/s CIDCO LTD) is government wholly owned by the state government under the companies Act 1956 having its registered office at Nirmal 2nd floor Nariman point 400021 and also new development authority declared for the area designated as a site of the new town of navi mumbai by the state government in exercise of its power under sub-section (1) and (3-A) of section 113 of maharashtra regional and town planning Act, 1966

And Whereas the State Govt. has pursuant to the section 113A of the MRTP Act acquiring the land, in the Navi Mumbai and vesting such lands in the CIDCO for development and disposal.

And Whereas By an Agreement to lease made at Belapur, Navi Mumbai on 19th April 2010 between M/s. CIDCO as a Party of One Part and 1) Smt. Hirubai Atmaram Dapolkar 2) Shri. Ramchandra Atmaram Dapolkar 3) Shri. Haribhau Atmaram Dapolkar, 4) Smt. Bayobai Narayan Bhagat and 5) Smt. Parvati Ganesh Thakur, the Original Licensee as the Party of Other Part, M/s. CIDCO agreed to grant to the Licensee and the Licensee agreed to acquire a lease of the land being Plot No. 11, admeasuring 999.95 Sq. Mtrs.. Sector-5, under 12.5% G,E. Scheme, Ulwe, Navi Mumbai(hereinafter referred to as Said Plot) which is registered at Panvel Sub Registrars office under document No. PVL- 3-3943/2010,(hereinafter said Agreement to Lease)

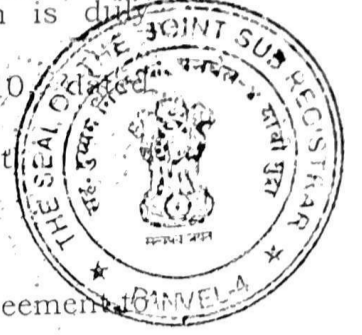
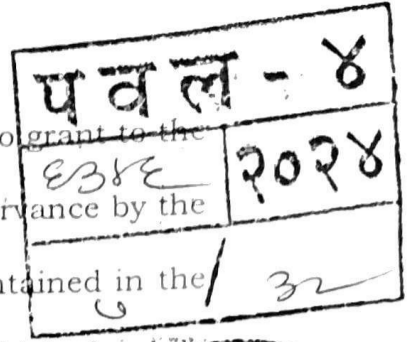
And whereas the Tripartite Agreement made at CBD Belapur Navi Mumbai on 19th May 2010 between the CIDCO therein referred to as the Corporation of the First Par, the Licensee therein referred to as the Original Licensee of the Second Part and the Builder therein referred to as the New Licensee of the Third Part, the CIDCO having permitted the Licensee to transfer and assign to the BUILDER their rights, interest in

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

or benefits under the said Agreement to Lease, has agreed to grant to the
 Builder a lease of the said land upon performance and observance by the
 Builder upon obligations and the terms and conditions contained in the
 said Agreement to Lease r/w Tripartite Agreement, which is duly
 registered under the document No. PVL-3/05020/2010
 19/5/2010.(hereinafter referred to as Said Tripartite Agreement)



And Whereas By virtue of the provision confined in the said agreement
 lease r/w said agreement herein before referred the builder is enticed to
 erect the building or buildings on the said land sell with the with
 permission of the CIDCO the flats to its in ending buyer and also to
 transfer and assign with the permission of the CIDCO his rights and
 interest in and benefits under the said Agreement to Lease in favour of a
 Co-operative Housing Society or a Company or Association to be
 constituted of the Buyers of the Flats in a building or buildings to be
 erected on the said land provided that the Builder has complied with all
 the terms and conditions contained in the said Agreement to Lease
 herein before referred

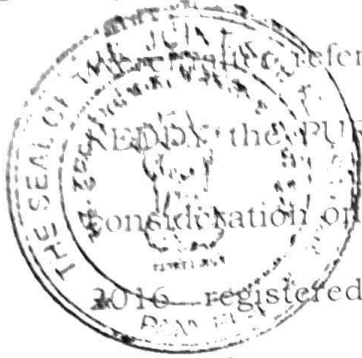
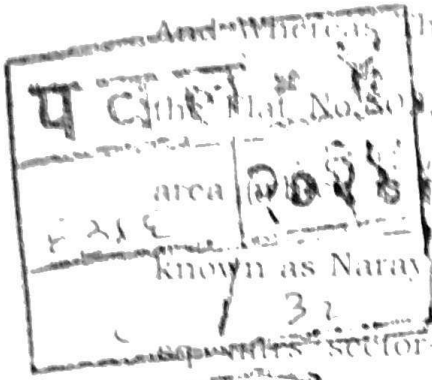
And Whereas The ADTFO of the CIDCO has by his Commencement
 Certificate No CIDCO/ATPO/1904 dated 15/12/2010 approved the plans
 and granted its permission to the Builder to commence erection of the
 intended building or buildings on the said land the terms and conditions
 set and prescribed therein.

And Whereas The Builder has constructed the building on the said plot
 as per approved plan and thereafter obtained the Occupancy Certificate
 from the Town Planning Officer of CIDCO vide it's letter dated 13/5/2020
 bearing Ref. No.BP-8114/6762.

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And Whereas the Builder i.e. M/s. Ganesh Developers has sold one of the Flat No. 802, containing area admeasuring 48.774 Sq.Mtrs. Carpet area (inclusive of area of balconies) on Floor in the building known as Narayan Enclave situated on plot no 11 admeasuring - 999.95 Sq.Mtrs. sector-5 ulwe navi Mumbai taluka panvel & district-raigad referred to as the said flat' to Mrs. HEMALATILA GANESH REDDY the PURCHASER therein i.e SELLERS herein for the valuable consideration on ownership basis Agreement for sale dated 7th November 2016 registered with sub-registrar of assurance panvel & bearing registration no. PVL-4/9601/2016 dated 7/11/2016 the builders has handed over peaceful and vacant possession of the said flat to the PURCHASER hereinafter SELLERS herein.

AND WHEREAS MRS. HEMALATILA GANESH REDDY have AGREEMENT FOR SALE and transferred a Flat No. 802 , admeasuring about 48.774 sq. Mt. Carpet area on the 8TH Floor, in the building known as 'NARAYAN ENCLAVE" constructed on Plot No. 11, Sector 5, situated at Ulwe , Navi Mumbai, Tal. Panvel Dist. Raigad 410206. To 1) MR. BIPIN H. SALASKAR, 2).MRS. PURNIMA BIPIN SALASKAR for proper consideration, vide an AGREEMENT FOR SALE Dated -24/08/2021 duly registered with the Joint Sub-Registrar of PANEVL - 4, on 24/08/2021 Serial No. PVL-4-8991-2021 for proper consideration and for the terms and conditions mentioned therein

AND WHEREAS MRS. HEMALATILA GANESH REDDY have sale deed and transferred a Flat No. 802 , admeasuring about 48.774 sq. Mt. Carpet area on the 8TH Floor, in the building known as 'NARAYAN ENCLAVE" constructed on Plot No. 11, Sector 5, situated at Ulwe , Navi Mumbai, Tal. Panvel Dist. Raigad 410206. To 1) MR. BIPIN H. SALASKAR, 2).MRS. PURNIMA BIPIN SALASKAR for proper consideration, vide an Sale deed Dated -16/10/2023 duly registered

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with the Joint Sub-Registrar of PANEVL - 4, on 16/10/2023 Serial No. PVL-4-14468-2023 for proper consideration and for the terms and conditions mentioned therein.

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AND WHEREAS 1) MR. BIPIN H. SALASKAR 2) MRS. PURNIMA B. SALASKAR the TRANSFERORS/ SELLERS is/are seized and possessed or otherwise well and sufficiently entitled to a Flat No. 802 admeasuring about 48.774 sq. Mt. Carpet area on the 8TH Floor, the building known as 'NARAYAN ENCLAVE' constructed on Plot No. 11, Sector 5, situated at Ulwe , Navi Mumbai, Tal. Panvel Dist. Raigad 410206. hereinafter for brevity's sake the said Flat shall be referred to as the "Said Premises").



AND WHEREAS, the TRANSFERORS/SELLERS have agreed to sell and transfer the said premises to the TRANSFEREE/ PURCHASER herein and the TRANSFEREE/ PURCHASER have agreed to purchase the said premises at or for the lumpsum price consideration of Rs. 70,00,000/- (RUPEES SEVENTY LAKHS ONLY) to be paid as follows:-

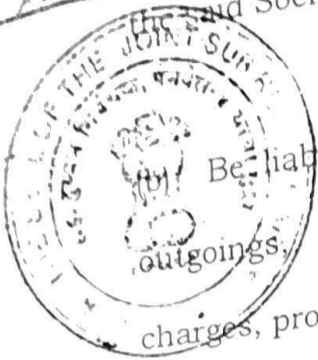
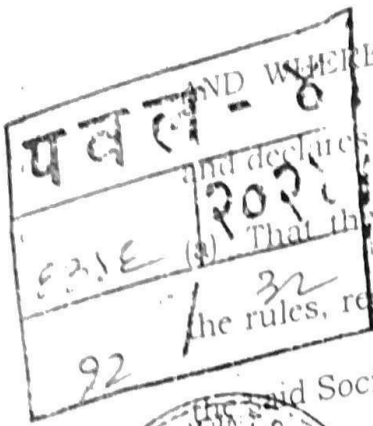
a) RS. 22,00,000/- (RUPEES TWENTY TWO LAKHS ONLY) shall be paid on or before execution of this Agreement .

b) Rs. 70,000/- (RUPEES SEVENTY THOUSAND ONLY) shall be deducted towards the TDS amount as per the applicable Income Tax Rules at the rate of 1% on above sale Consideration amount and which shall be Paid to the appropriate Government authorities in respect of the aforesaid payment and accordingly the TRANSFEREE/ PURCHASER shall issue the TDS certificate for this payment to the TRANSFERORS/ SELLERS within the period as stipulated by Income Tax rules.

Bald

Prayag

Rohan Masurkar



AND WHEREAS The TRANSFEREE covenant with the TRANSFERORS and declares as follows:-
 That the TRANSFEREE shall abide by and observe and perform all the rules, regulations and bye-laws from time to time and at all times of

the said Society;

Be liable to bear and pay his/her/their proportionate share of taxes, water charges, electricity charges, maintenance charges, property and other taxes payable in respect of the said Premises in accordance with the bills that may be raised by the said Society or the concerned local authorities in that behalf; except as stated in point (k) above

AND WHEREAS Relying upon the aforesaid representations and declarations made by the TRANSFERORS/SELLERS herein, the TRANSFEREE /PURCHASER has/have agreed to purchase the said premises at or for the lumpsum price consideration of **Rs. 70,00,000/- (RUPEES SEVENTY LAKHS ONLY)** to be paid as aforesaid.

AND WHEREAS the TRANSFERORS/SELLERS on full & final payment have agreed to transfer all his/her/their rights, title, interest and benefit of the said premises to the TRANSFEREE /PURCHASER and the TRANSFEREE /PURCHASER herein doth hereby agree to purchase the said premises on making the payment of **Rs. 70,00,000/- (RUPEES SEVENTY LAKHS ONLY)** to the TRANSFERORS/ SELLERS inclusive of deposits/ credits lying to his/ her/their credit with the Society/ PMC / CIDCO /MSEB etc and all his/her/their rights of ownership, administration charges, membership rights, share amounts, M.S.E.D. deposit ,Mahanagar gas deposit or any other deposit etc. payable paid by them to the Society, Municipality, Govt. etc. till the date of full & final payment together with shares. The TRANSFERORS/SELLERS doth

[Signature]

[Signature]

[Signature]

hereby sells and conveys the said premises at the consideration of **Rs.70,00,000/- (RUPEES SEVENTY LAKHS ONLY)** being full & final payment which the TRANSFEREE/ agrees to pay as aforesaid.

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ump sum price	२०२४
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LAKHS ONLY)	
93	32
TRANSFEREE/ PURCHASER	

AND WHEREAS On receiving the aforesaid full & final consideration the TRANSFERORS/ SELLERS have agreed to handover the possession of said premises to the TRANSFEREE /PURCHASER. Besides the aforesaid terms and conditions certain other terms and conditions are also arrived at agreed and understood by and between the parties hereto which both of them intend to reduce into writing.



AND THEREFORE THIS AGREEMENT NOW WITNESSETH AS FOLLOWS:-

1. That the TRANSFERORS/SELLERS on receipt of full & final payment shall assign and transfer all her/his/their right, title, interest and benefit whatsoever he/she/they has/have in the said premises viz. **Flat No. 802 , admeasuring about 48.774 sq. Mt. Carpet area on the 8TH Floor, in the building known as 'NARAYAN ENCLAVE' constructed on Plot No. 11, Sector 5, situated at Ulwe , Navi Mumbai, Tal. Panvel Dist. Raigad 410206.** to the TRANSFEREE / PURCHASER. The assignment of the said rights are incidental to the transfer of the shares which the TRANSFERORS/SELLERS is /are holding in respect thereof and as such the ownership rights of the said premises and the rights accrued to the TRANSFERORS/SELLERS is/are incidental to the above referred Share of Rs.50/- each numbered.

2. In pursuance of the said Agreement as stated herein above, the TRANSFEREE/PURCHASER shall pay to the TRANSFERORS/ SELLERS the Full and Final payment of **Rs. 70,00,000/- (RUPEES SEVENTY LAKHS ONLY)** as follows :-

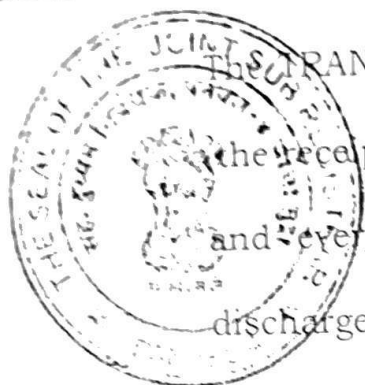
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Rohaymankar

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DATE	२०१४
08	32

00,000/- (RUPEES TWENTY TWO LAKHS ONLY) shall be paid on or before execution of this Agreement .



THE TRANSFERORS/SELLERS doth hereby admits and acknowledges the receipt of and from the TRANSFEREE / PURCHASER the same and every part thereof and doth forever acquits, releases and discharges the TRANSFEREE/ PURCHASER in respect thereof.

b) Rs. 70,000/- (RUPEES SEVENTY THOUSAND ONLY) shall be deducted towards the TDS amount as per the applicable Income Tax Rules at the rate of 1% on above sale Consideration amount and which shall be Paid to the appropriate Government authorities in respect of the aforesaid payment and accordingly the TRANSFEREE/ PURCHASER shall issue the TDS certificate for this payment to the TRANSFERORS/ SELLERS within the period as stipulated by Income Tax rules.

c) Rs. 47,30,000/- (RUPEES FIFTY NINE LAKHS THIRTY THOUSAND ONLY) shall be paid within 45-60 working days from the date of Registration of this Agreement, by raising Housing Loan from any bank or any Financial Institution or from Own Financial Sources.

Time is the essence of this Agreement. The balance payment must be made within the prescribed time, subject to submission of all required document from TRANSFERORS /SELLERS.

It is further agreed by and between the parties that, if the balance amount is delayed by the PURCHASER Bank due to the lack of title of SELLERS or any other required document including the SOCIETY Transfer Permission, Society Mortgage Permission Society NOC etc., then in such even such delay shall be excluded from the above said time period .

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The case may be alone will have jurisdiction to entertain and try
 ONLY) by Cheque/NEFT/PT
 THE PURCHASER being the
 sale price herein above ment.
 about 48.774 sq. Mt. Carpet
 as 'NARAYAN ENCLAVE' c
 Ulwe , Navi Mumbai, Tal.
 Agreement.



SCHEDULE OF THE FLAT

Flat No. 802 , admeasuring about 48.774 sq. Mt. Carpet area on the 8th
 Floor, in the building known as 'NARAYAN ENCLAVE' constructed on Plot
 No. 11, Sector 5, situated at Ulwe , Navi Mumbai, Tal. Panvel Dist. Raigad
 410206.

DATE	AMOUNT
02/2024	10,00,000
03/2024	12,00,000
TOTAL	22,00,000

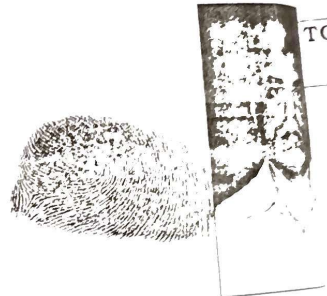
IN WITNESS WHEREOF the parties have set and subscribed their respective hands the day and year first herein above written :-

SIGNED SEALED & DELIVERED

by the withinnamed TRANSFERORS/SELLERS)

1) MR. BIPIN H. SALASKAR

Bipin Salaskar



2) MRS. PURNIMA BIPIN SALASKAR

Purnima Salaskar

in the presence of

1. Parshuram masurkar *Parshuram Masurkar*

2. Vinayak Guter *Vinayak Guter*



SIGNED, SEALED AND DELIVERED by

withinnamed 'THE TRANSFEREE/PURCHASER')

MR. ROHAN PARSHURAM MASURKAR

Rohan Masurkar

in the presence of

1. Parshuram masurkar *Parshuram Masurkar*

2. Vinayak Guter *Vinayak Guter*

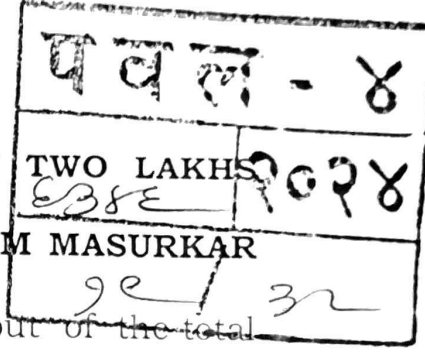


WITNESSES :

1. Parshuram
2. Vinayak

RECEIPT

RECEIVED a sum of Rs.22,00,000/- (RUPEES TWENTY TWO LAKHS ONLY) by Cheque/NEFT/RTGS from MR. ROHAN PARSHURAM MASURKAR THE PURCHASER being the PART and ADVANCE payment out of the total sale price herein above mentioned in respect of the Flat No. 802 , admeasuring about 48.774 sq. Mt. Carpet area on the 8TH Floor, in the building known as 'NARAYAN ENCLAVE" constructed on Plot No. 11, Sector 5, situated at Ulwe , Navi Mumbai, Tal. Panvel Dist. Raigad 410206. be paid under this Agreement.



DATE	AMOUNT	CHEQUE / UTR NO.	BANK
02/02/2024	10,00,000/-	000020	HDFC
03/03/2024	12,00,000/-	000022	HDFC
TOTAL	22,00,000/-		

I/WE SAY RECEIVED

1)MR. BIPIN H. SALASKAR
2)MRS. PURNIMA BIPIN SALASKAR.
(THE TRANSFERORS/SELLERS)

SACE...
Haveli... & B...

Receipt (पत्र)

528/14468

पावती

Monday, October 16, 2023

6:45 PM

पवल - ४	
Original/Duplicate	39म
२०२४	Regn: 39M
२०/१०	
पावती क्र.: 15592	दिनांक: 16/10/2023

गावाचे नाव: उलवे

दस्तऐवजाचा अनुक्रमांक: पवल4-14468-2023

दस्तऐवजाचा प्रकार: अभिहस्तांतरणपत्र

सादर करणाऱ्याचे नाव: विपीन हरिश्चंद्र साळसकर - -

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 45



100.00

900.00

एकूण:

रु. 1000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

7:05 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Panel 4

बाजार मूल्य: रु.4056000 /-

मोवदला रु.6000000/-

भरलेले मुद्रांक शुल्क: रु. 100/-

सह दुय्यम निबंधक वर्ग २
पनवेल क्र. ४

1) देयकाचा प्रकार: DHC रकम: रु.900/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1023163022518 दिनांक: 16/10/2023

वँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009550235202324E दिनांक: 16/10/2023

वँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) co'le added for keeping tack of adjusted fees

मूळ दस्तऐवज परत मिळाले

पत्रकाराची सहाय्य
विपीन

सह दुय्यम निबंधक पनवेल

गावाचे नाव : उलवे

पवेल - ४	
3) अन्वये मू. शु. व नों. फी. व मूल. (असल्यास)	29/32
(4) मू. गणना, पट्टाहीसा व घरक्रमांक (असल्यास)	

अभिहस्तांतरणपत्र

6000000

4056000

1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: सदनिका क्र.802, आठवा मजला, ता.प.न.वे.ल. जि. रायगड. (क्षेत्र 48.774 चौ.मी. कारपेट) (दस्ता क्रमांक: 8991/2021, पनवेल-4, दिनांक 24/08/2021 अन्वये मुं. शु. व नों. फी. व मूल.) (Plot Number: 5;))

1) 48.774 चौ.मीटर

1): नाव:- हेमलता राणेश रेड्डी तर्फे कु. मु. म्हणून जगदीश परशुराम चौधरी -- वय:-42; पत्ता:- इमारतीचे नाव: सदनिका क्र.ई-२१०४, प्लॉट-क्र. २४ ते २९, से.४, नेरूळ, नवी मुंबई, ब्लॉक नं:- ठाणे. पिन कोड:-400706 पॅन नं:-AIGPR7121P

1): नाव:- विपीन हरिश्चंद्र साळसकर -- वय:-57; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: विन्धकर्मा नगर, नाहूर रोड, मुलुंड वेस्ट, मुंबई, ब्लॉक नं:-, रोड नं:-, मुंबई. पिन कोड:-400022 AMHPS6322E

2): नाव:- पुर्णिमा विपीन साळसकर -- वय:-55; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: विन्धकर्मा नगर, नाहूर रोड, मुलुंड वेस्ट, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:- नं:-AELPM3200M

(9) दस्तावेज करून दिल्याचा दिनांक

16/10/2023

(10) दस्ता नोंदणी केल्याचा दिनांक

16/10/2023

(11) अनुक्रमांक, खंड व पृष्ठ

14468/2023

(12) वाजार भावाप्रमाणे मुद्रांक शुल्क

100

(13) वाजार भावाप्रमाणे नोंदणी शुल्क

100

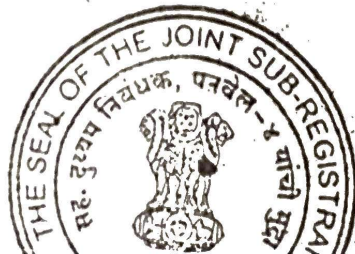
(14) शेष

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण करारनामा अलाहिदा नोंदविला आहे कारणगाचा तपशील नोंदविला आहे

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area and



दस्तासोबतची सूची क्रमांक II

मह. न. नि. प. व. व. रायगड



24/08/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4

दस्त क्रमांक : 8991/2021

नोंदणी :

Regn:63m

गावाचे नाव: उलवे

- (1) विलेखाचा प्रकार करारनामा
 (2) मोबदला 6000000
 (3) बाजारगाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते गनुद करावे) 4056000
 (4) गू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)
 (5) क्षेत्रफळ
 (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

1) पालिकेचे नाव:रायगड इतर वर्णन : इतर माहिती: विभाग क्र.27/4, वर 660007, सदनिका क्र.802 आठवा मजला,नागायण इन्वलेव,प्लॉट क्र.11,सेक्टर 5,उलवे,पनवेल,जि.रायगड,(से. 48.774 चौ.मी.कारपेट) ((Plot Number : 11 ; SECTOR NUMBER : 5 ;))

1) 48.774 चौ.मीटर

- (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

1): नाव:-हेमलता गणेश रेड्डी तर्फे कु.मु.म्हणुन जगदीश परशुराम चौपट्टी, वय: 40, पत्ता:- प्लॉट नं: 10, राजहंस इमारतीचे नाव: सदनिका क्र.ई-२१०४, प्लॉट क्र.२४ ते २९/से. ४, नै.प. नं. ४, ब्लॉक नं: ४, रोड नं: ४, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AIGPR7121P

- २) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-विपीन हरिश्चंद्र साळसकर . . वय:-55; पत्ता:-प्लॉट नं: 25, राजहंस विश्वकर्मा नगर, नाहूर रोड, मुलुंड वेस्ट मुंबई, ब्लॉक नं: ४, रोड नं: ४, महाराष्ट्र,मुंबई. पिन कोड:-400080 पॅन नं:-AMHPS6322E
 2): नाव:-सुषिमा विपीन साळसकर . . वय:-53; पत्ता:-प्लॉट नं: 25, राजहंस विश्वकर्मा नगर, नाहूर रोड, मुलुंड वेस्ट, मुंबई, ब्लॉक नं: ४, रोड नं: ४, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AELFM3200M

- (9) दस्तऐवज करून दिल्याचा दिनांक 24/08/2021
 (10) दस्त नोंदणी केल्याचा दिनांक 24/08/2021
 (11) अनुक्रमांक, खंड व पृष्ठ 8991/2021
 (12) बाजारभावाप्रमाणे गुद्रांक शुल्क 360000
 (13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000
 (14) शेरा

मह दुय्यम निबंधक, पनवेल-४

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारतागा निवडलेला अनुच्छेद :-

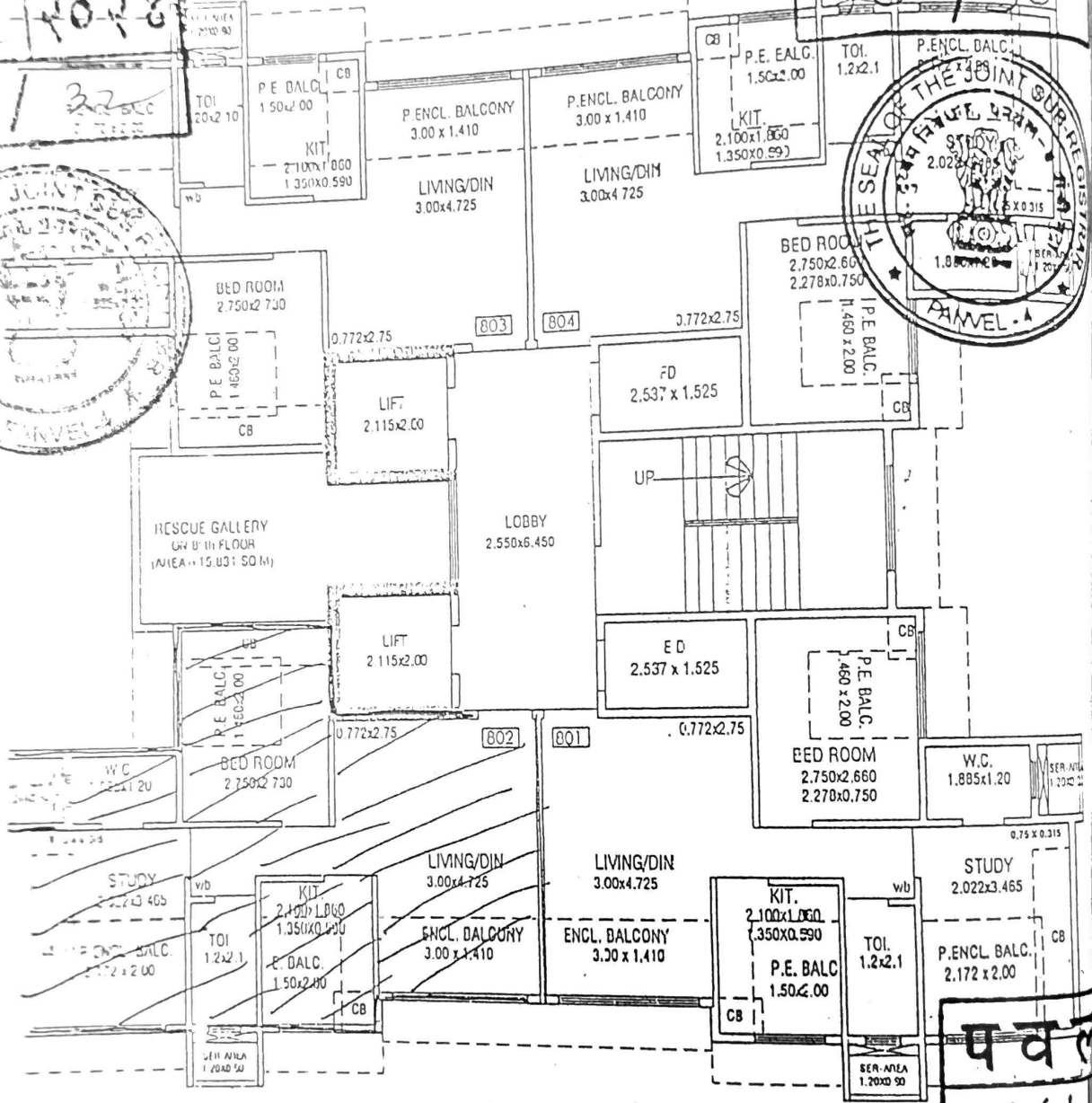
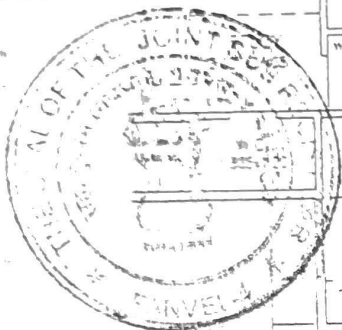
(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority, or any other Urban area not mentioned in sub clause (i) or in Annexure A as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

प व ल - ४	
१४४६८	२०२३
१३ / ४५	



पवेल - ४
 ९३१६ २०२४
 २३ / ३२

पवेल - ४
 see २०२४
 ९३१६ / ४०



पवेल
 ९४४६
 ९३

EIGHTH FLOOR

BUILDERS
 DEVELOPERS
 CORNER
 VASHI

NARAYAN ENCLAVE
 PROPOSED RESIDENTIAL BUILDING ON PLOT NO. 11, SEC. 5,
 ULWE, NAVI MUMBAI





CIDCO OCCUPANCY COMPLETION CERTIFICATE

BP-S114/6762

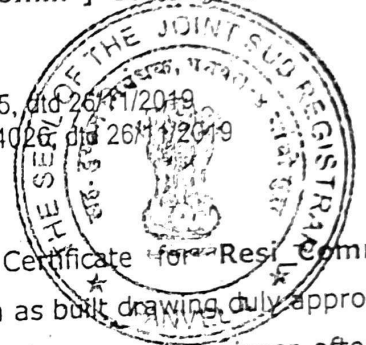
Unique Code : 000

To,

M/s. Ganesh Developers
212, Arenja Corner, Sector-17, Vashi, Navi
Mumbai
PIN - 400703

Date: 13 May, 2020	
पवेल - ४	
२४	२०२४
२४ / ३२	

Sub : Occupancy Certificate for **Resi_Commercial [Resi+Comm]** Building on Plot No. 11 ,
Sector 5 at **Ulwe 12.5 % Scheme Plot**, Navi Mumbai.
Ref : 1.Architects application for Occupancy certificate DTD 7/2/2020
2.Time extension issued vide CIDCO/ESTATE-2/20 9/8000044025, dtd 26/11/2019
3.No dues certificate issued vide CIDCO/ESTATE-2/2019/8000044026, dtd 26/11/2019



Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for **Resi Commercial [Resi+Comm]** Building on above mentioned plot along with as built drawing, duly approved. You shall carry out Structural Audit of this development from Structural Engineer after every 5 years from the date of occupancy certificate granted and submit the copy of structural audit to Estate section. CIDCO for their record, However, If the said premise is to be transferred to the register society, the above terms & conditions shall be incorporated in the conveyance deed and the society member shall be made aware of the said terms and conditions at the time of execution of conveyance deed.

The Developers / Builders shall take a note that, you have submitted as built drawing regarding change made at site. Hence as per condition mentioned in commercial certificate Your security deposit has been forfeited .

Since, you have paid 100% IDC, you may approach to the office of Executive Engineer (V.V.) -I) to get the water supply connection to your plot.

पवेल -	
२४	२०
२० / ४	



Document certified by
MITHILESH JANARDHAN PATIL
MITHILESH JANARDHAN PATIL
MITHILESH JANARDHAN PATIL

BP-S114/6762

Unique Code : 000

Date : 13 May, 2020

OCCUPANCY COMPLETION CERTIFICATE

I hereby certify that the development of Resi_Commercial [Resi+Comm] Build-up

[Total BUA = 1495.31 Sq.mtrs , Residential BUA = 1359.08 Sq.mtrs , Commercial BUA =

136.23 Sq.mtrs , Any Other BUA = 0 Sq.mtrs Number of units = 35No. , No

Residential Units = 32No. , No.of Commercial Units = 3No. , Any Other Units = 0

Ground+No. Of Floors = G+8] Plot No. 11 ,] , Sector - 5 at Ulwe 12.5 % Scheme Plot

Navi Mumbai completed under the supervision of LILADHAR TANU PARAB Architect has

inspected on 07 February, 2020 and I declare that the development has been carried out

accordance with the General Development Control Regulations and the conditions stipulated in

Commencement Certificate dated 15 December, 2010 and that the development is fit for the

for which it has been carried out.

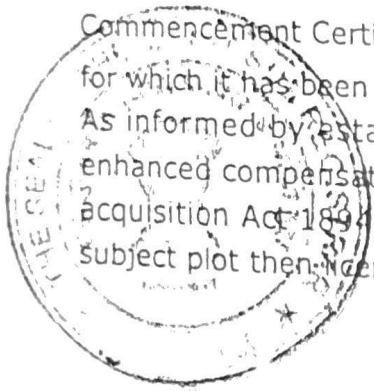
As informed by estate section, in regards to the said plot, if the original land owner gets

enhanced compensation in pursuance of the claim submitted under section 28A and 18 of the

Acquisition Act 1894, and if its proportionate additional lease premium is made applicable on

subject plot then licensee has to pay the additional lease premium to the corporation.

136.23 Sq.mtrs	8
Residential Units = 32No.	
Ground+No. Of Floors = G+8	
24	



पवल	
१४६६	२०
२१ / ४	



Thanking you,

Yours faithfully
 Document certified by PATIL
 MITHILESH JANARDHAN.
 Name : PATIL MITHILESH
 JANARDHAN
 Designation : Associate
 Planner
 Organization : CIDCO OF



बृहन्मुंबई महानगरपालिका
MUNICIPAL CORPORATION OF GREATER MUMBAI

नमुना "इ" FORM "E"

विवाह नोंदणीचे प्रमाणपत्र

(पहा कलम ६ (१), (३) आणि नियम ५)

CERTIFICATE OF REGISTRATION OF MARRIAGE

(See section 6 (I), (e) and rule 5)

पवल - ४
No. 07/95
EBSE 2028
28/1/22

प्रमाणित करण्यात येते की (पतीचे नाव)

Certified that the marriage between

SALASKAR BIPIN HARISHCHANDRA

(Name of husband)

राहणार

Residing at

B-28, RAJHANS VISHWAKARMA NAGAR
MULUND(W) MUMBAI-400 080

आणि (पत्नीचे नाव)

and

MAYEKAR PURNIMA RAMAKANT

(Name of wife)

राहणार

Residing at

2060, AYODHYA, SAMUL BAUG, DHURIWADA,
MALVAN, DIST SINDHUDURG. 416606

यांचा विवाह दिनांक

रोजी

(ठिकाणी) येथे विधिसुपत्र झाला.

Solemnized on dated 06/07/2003 at DAIWANDYA BHANAN
MEDHA, MALVAN, DIST. SINDHUDURG - 416606

(place) is Registered by me on dated 30/09/2010

त्याची महाराष्ट्र विवाह मंडळाचे विनियमन आणि विवाह नोंदणी अधिनियम, १९९८ अन्वये ठेवण्यात आलेल्या नोंदवही

च्या अनुक्रमांक

क्रमांक

दिनांक

रोजी माझ्याकडून नोंदणी करण्यात आली आहे.

of Register

in Volume No. 24

at Serial No. 595

maintained under the Maharashtra Regulation of Marriage Bureaus and Registration of Marriages, 1998

ठिकाण

Place

दिनांक

Date

MULUND

MUMBAI

30/9/10



DR. U. D. YELKAR
M.B.B.S., D.P.H.

REGISTRAR OF MARRIAGES

T. Ward, Mulund (W),
Borough of Greater Mumbai

Municipal Corporation of Greater Mumbai

पवल - ४
2023
20/10/20



2024

रायगड

पनवेल

आयकर विभाग

INCOME TAX DEPARTMENT

BIPIN H SALASKAR

HARISHCHANDRA SALASKAR

27/11/1966

Permanent Account Number

AMHPS6322E

Bale
Signature



भारत सरकार

GOVT. OF INDIA



भारत सरकार
GOVERNMENT OF INDIA

विपिन हरिश्चंद्र मानमकर
Bipin Harishchandra Salaskar

जन्म वर्ष / Year of Birth : 1966
पुंस्य / Male



2286 पचरु - 8

Bale
अधी

सामान्य माणसाचा अधिकार
E3KE 1098

26/3



Government of India

पुर्णिमा साळसकर
Purnima Salaskar

जन्म वर्ष / Year of Birth : 1967
स्त्री / Female



4942 3278 4168

आधार - सामान्य माणसाचा अधिकार

भारत सरकार

GOVT. OF INDIA

RAMAKANT HARISHCHANDRA MAYASKAR

2/1967

Permanent Account Number

AMHPS200M

Purnima

मूल्यांकन पत्रक (प्रभाव क्षेत्र - बांधीव)

Valuation ID

202404048264

04 April 2024, 06:02:52 PM

पवने 4

मूल्यांकनाचे वर्ष : 2024
 जिल्हा : रायगड
 तालुक्याचे नांव : पनवेल
 गावाचे नांव : उलवे, गव्हाण, खारकोपर
 प्रमुख मूल्य विभाग : 27
 उप मूल्य विभाग : 27.1
 क्षेत्राचे नांव : Influence Area

सर्व्हे नंबर / न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

मूल्यदर
82500

मोजमापनाचे एकक
चौ. मीटर

बांधीव क्षेत्राची माहिती

मिळकतीचे क्षेत्र - 58.528 चौ. मीटर
 बांधकामाचे वर्गीकरण - 1-आर सी सी
 उद्दवाहन सुविधा - आहे

मिळकतीचा वापर - निवासी सदनिका
 मिळकतीचे तय - 0 TO 2वर्षे
 मजला - 5th to 10th Floor

मिळकतीचा प्रकार - बांधीव
 मूल्यदर/बांधकामाचा दर- Rs.82500/-

Sale Type - First Sale

Sale Resale of built up Property constructed after circular dt.02/01/2018

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर
 =(वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी)
 =(82500 * (100 / 100))
 = Rs.82500/-

मजला निहाय घट/वाढ

= 1.05 of 82500 = Rs.86625/-

Rules Applicable

3, 19, 18

A)

मुख्य मिळकतीचे मूल्य

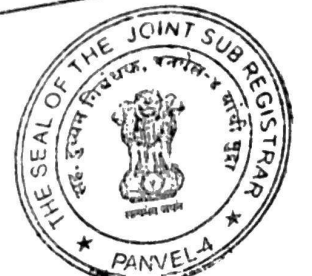
= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 86625 * 58.528
 = Rs.5069988/-

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य/खुली बाल्कनी + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझॅनॉईन मजल क्षेत्र मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ
 = A + B + C + D + E + F + G + H + I + J
 = 5069988 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
 = Rs.5069988/-
 = ₹ पन्नास लाख एकोणसत्तर हजार नऊ शे अठ्ठाऐशी /-

सह मुख्यमंत्रिपरिषद
 पनवेल क्र. ४

पवने - ४
 २०२४
 २२ / ३२



CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-15 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVIII) of 1966 to M/s. Ganesh Developers

Unit/Plot No. _____ Road No. _____ Sector 27 Node _____ of

Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential building

Comm. B/LA - 126/2009/121/11A/135/00-9

initial project for

(Nos. of Residential Units 32 Nos. of Commercial units 25)

111111

This Certificate is liable to be revoked by the Corporation if:-

(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans

(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened

(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and/or any person in title under him, in such an event shall be deemed to have carried out the development work in contravention of section-43 or 45 of the Maharashtra Regional and Town Planning Act-1966.

111111-8	
2009	2010
28/10	



The applicant shall:-

- 2(a) Give a notice to the Corporation for completion of development work at level, atleast 7 days before the commencement of the further work.
- 2(b) Give written notice to the Corporation regarding completion of the work.
- 2(c) Obtain Occupancy Certificate from the Corporation
- 2(d) Permit authorised officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

The structural design, building materials, installations, electrical installations etc. Shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and / or GBCR - 1975 in force.

SCHEDULE ABOVE REFERRED TO

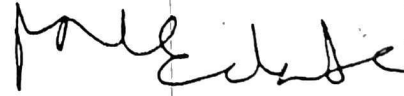
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No.11 admeasuring 999.95 square meters or thereabouts, situated and lying at Sector-5, Ulwe Navi Mumbai.

On or towards the North : Plot No. 10
On or towards the South : Plot No. 32
On or towards the East : Plot No. 17
On or towards the West : 24 meter wide road

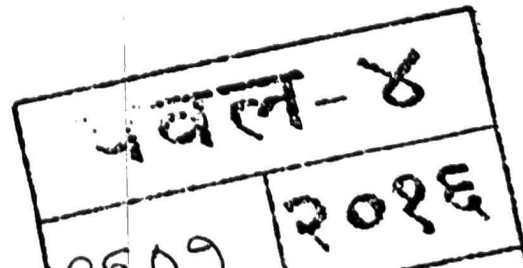
Falling within the jurisdiction of the Registration Sub District Panvel and District Raigad

Dated 23rd March 2011.

For and on behalf of M/s.Edate & Company



PROPRIETOR
Advocate, High Court





CIDCO OCCUPANCY COMPLETION CERTIFICATE

WE MAKE CITIES

BP-8114/6762

Date : 13 May, 2020

Unique Code : 000

To,
M/s. Ganesh Developers
212, Arenja Corner, Sector-17, Vashi, Navi
Mumbai
PIN - 400703

Sub : Occupancy Certificate for **Resi_Commercial [Resi+Comm]** Building on Plot No. **11** ,
Sector 5 at **Ulwe 12.5 % Scheme Plot**, Navi Mumbai.
Ref : 1.Architects application for Occupancy certificate DTD 7/2/2020
2.Time extension issued vide CIDCO/ESTATE-2/2019/8000044025, dtd 26/11/2019
3.No dues certificate issued vide CIDCO/ESTATE-2/2019/8000044026, dtd 26/11/2019

Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for **Resi_Commercial [Resi+Comm]** Building on above mentioned plot along with as built drawing duly approved. You shall carry out Structural Audit of this development from Structural Engineer after every 5 years from the date of occupancy certificate granted and submit the copy of structural audit to Estate section. CIDCO for their record, However, If the said premise is to be transferred to the register society, the above terms & conditions shall be incorporated in the conveyance deed and the society member shall be made aware of the said terms and conditions at the time of execution of conveyance deed.

The Developers / Builders shall take a note that, you have submitted as built drawing regarding change made at site. Hence as per condition mentioned in commercial certificate.

Your security deposit has been forfeited .

Since, you have paid 100% IDC, you may approach to the office of Executive Engineer (W/S -I) to get the water supply connection to your plot.

पवेल - ४	
१५/०५/२०२३	
२०/०५	



Document certified by PATIL
MITHILESH JANARDHAN.
Name : PATIL MITHILESH
JANARDHAN
Designation : Associate
Planner
Organization : CIDCO OF

BP-8114/6762

Unique Code : 000

Date : 13 May, 2020

OCCUPANCY COMPLETION
CERTIFICATE

I hereby certify that the development of **Resi_Commercial [Resi+Comm] Building G+8** [Total BUA = 1495.31Sq.mtrs , Residential BUA = 1359.08 Sq.mtrs , Commercial BUA = 136.23 Sq.mtrs , Any Other BUA = 0 Sq.mtrs Number of units = 35No. , No. of Residential Units = 32No. , No.of Commercial Units = 3No. , Any Other Units = -No. Ground+No. Of Floors = G+8] Plot No. 11 ,] , Sector - 5 at Ulwe 12.5 % Scheme Plot of Navi Mumbai completed under the supervision of **LILADHAR TANU PARAB** Architect has been inspected on **07 February, 2020** and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated **15 December, 2010** and that the development is fit for the use for which it has been carried out.

As informed by estate section, in regards to the said plot, if the original land owner get the enhanced compensation in pursuance of the claim submitted under section 28A and 18 of the land acquisition Act 1894, and if its proportionate additional lease premium is made applicable on the subject plot then licensee has to pay the additional lease premium to the corporation.

